

4738 53 Street  
Red Deer, Alberta

MLS # A2258290



## \$395,000

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Stacking Washer and Dryers, 2 Hood Fans, Ceiling Fan, Garage Door Opener

This is a True Cash Flowing Gem with amazing Tenants both up and down! This Legally Suited home has had everything done! New Kitchens, Flooring, Quartz Counter tops, Custom Tile Work, New Bathrooms, Stainless Steel Appliance in the Upper Suite, Newer Washers and Dryers in both Suites, Electrical has been upgraded. Zoned R3, this is an excellent Investment Opportunity!